

Mr Carl Scully  
Chair  
Sydney Eastern City Planning Panel  
Locked Bag 5022  
PARRAMATTA NSW 2124

Our ref: 545032

Dear Mr Scully

**Planning proposal (PP-2022-1748) to amend Bayside Local Environmental Plan 2021**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to facilitate the development of part of the Cooks Cove precinct by removing the subject land from the operation of Chapter 6 of State Environmental Planning Policy (precincts – Eastern Harbour City) 2021 and insert new planning provisions into Bayside Local Environmental Plan 2021.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

The Panel will still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the EP&A Act including 1.12 Implementation of Planning Principles for the Cooks Cove Precinct, 3.2 Heritage, 4.1 Flooding and 5.2 Reserving Land for a Public Purposes

Due to the complexities involved with this planning proposal, I have determined not to authorise the Panel to be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised on or before 5 May 2024. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ms Laura Locke to assist you. Ms Locke can be contacted on 8275 1307.

Yours sincerely



**Amanda Harvey**  
**Executive Director, Metro East and South**  
**Planning and Land Use Strategy**  
5 August 2022

Encl: Gateway determination